

February 8, 1947-Returned to--  
Eakin Properties Inc.  
Box 245,  
Falls Church, Virginia.

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THIS DEED OF DEDICATION made this 16th day of DECEMBER, 1946, by EAKIN PROPERTIES, INCORPORATED, a Delaware corporation:

WITNESSETH: that

WHEREAS, the Eakin Properties, Incorporated, is the owner and proprietor of that certain tract of land situate in Falls Church Magisterial District, Fairfax County, Virginia, herein-after described by metes and bounds, and is desirous of subdividing said tract of land into lots and dedicating certain parts thereof into streets, the said subdivision to be known as "SECTION FIVE, PINE RIDGE".

NOW, THEREFORE, for and in consideration of the sum of One Dollar, and the premises, the said Eakin Properties, Incorporated, being sole owner and proprietor of said herein-after described tract of land shown on plat hereto attached and made a part hereof, made by Joseph Berry, County Surveyor, dated 5th day of September, 1946, as lots Nos. One (1) to Forty-Eight (48), both inclusive, does subdivide the said tract of land situate, lying and being in Falls Church Magisterial District, Fairfax County, Virginia, and being all of Tract No. 2 containing 43.55 acres described in Parcel No. 6 of the deed from L. R. Eakin and Mabel Eakin, his wife, to Eakin Properties, Incorporated, dated 20th day of April, 1940, and recorded in Liber Z, No. 13, page 231 of the land records of said County, and bounded and described as follows:

"Beginning at the intersection of the west side of Woodburn Road with the north side of the Little River Pike; thence with the said side of the pike N.79°48.5'W. 414.91 ft. to the corner of Norfolk 215.6 ft.; thence N.79°48.5'W. 207.7 ft.; thence S.10°11.5'W. 45.1 ft. and N.79°48.5'W. 139.0 ft. to a stone in the line of the Davis tract; thence with the line of said tract N.10°34'E. 558.83 ft. to a stone; thence with another line of the Davis tract N.1°04.25'E. 1415.7 ft. to a stone, a corner to Section Four, Pine Ridge; thence with the lines of Section Four N.71°03.5'E. 400.73 ft. and N.72°57'E. 379.17 ft. to the corner of the Hollis tract; thence with the line of said tract S.9°30'E. 1206.0 ft. to the northerly side of Woodburn Road; thence with the said side of the road S.81°44'W. 27.4 ft.; thence with the west side of the road S.13°48'W. 1353.06 ft. to the beginning.

into lots in accordance with the metes and bounds established on the plat hereto annexed and made a part hereof, to be known as the subdivision of "SECTION FIVE, PINE RIDGE, and the streets designated on the said plat are hereby dedicated as public streets. The said subdivision is made in accordance with the desire of the said owner and proprietor, and in accordance with the Statutes of Virginia governing and subdividing and platting of land.

The following protective covenants are to run with the land:

1. All lots in the tract shall be known and described as residential lots and shall be used for a residence only, except lots numbered ELEVEN (11) and SEVENTEEN (17), which are to be reserved for business and/or churches or schools, if so desired by Eakin Properties, Incorporated, or its assigns. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars, and other outbuildings incidental to residential use of the plot. No privies or similar out-houses shall be erected.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been filed with and approved in writing by Eakin Properties, Incorporated, their successors or assigns.

3. No building shall be located on any residential building plot nearer than FIFTY (50) feet to the front lot line, nor nearer than TWENTY-FIVE (25) feet to any side street line, side lot line or rear lot line.

4. No residential structure shall be erected or placed on any residential building plot, which plot has an area of less than 22,000 sq. ft. or a width of less than 90 feet at the front building setback line.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used

as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No dwelling costing less than \$6,000.00 shall be permitted on any residential lot in the tract excepting lots SIX (6) through TEN (10) which shall be no less than \$5,000.00. The ground floor area of the main structure exclusive of one-story porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one-and-one-half, two or two-and-one-half story structure on all residential lots excepting lots 6 through 10 which shall have a minimum square foot area of no less than 700 square feet on a one story structure and 450 square feet in the case of a one-and-one-half, two, or two-and-one-half story structure.

8. That no building shall be placed, nor shall any material or refuse be placed or stored on any lot within 20 feet of property line of any park or edge of any open water course, except that clean fill may be placed nearer to the lot line provided the natural water course is not altered or blocked by such fill.

9. No person of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

10. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

11. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

12. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said EAKIN PROPERTIES, INCORPORATED, has caused this deed to be signed in its name, by its President, and its corporate seal to be hereto affixed, duly attested by its Secretary.

EAKIN PROPERTIES, INCORPORATED.

BY: J. R. Eakin  
President.

ATTEST:

Charlotte Montgomery  
Secretary.

STATE OF VIRGINIA,

COUNTY OF FAIRFAX, to-wit:

I, EDNA M. WOOD, a Notary Public in and for the County and State aforesaid, whose commission expires on the 31st day of MAY, 1947, do hereby certify that J. R. EAKIN and CHARLOTTE C. MONTGOMERY, whose names as President and Secretary, respectively, of EAKIN PROPERTIES, INCORPORATED, are signed to the foregoing deed, bearing date on the 16th day of DECEMBER, 1946, have acknowledged the same before me in my State and County aforesaid.

GIVEN under my hand this 3rd day of January, 1947.

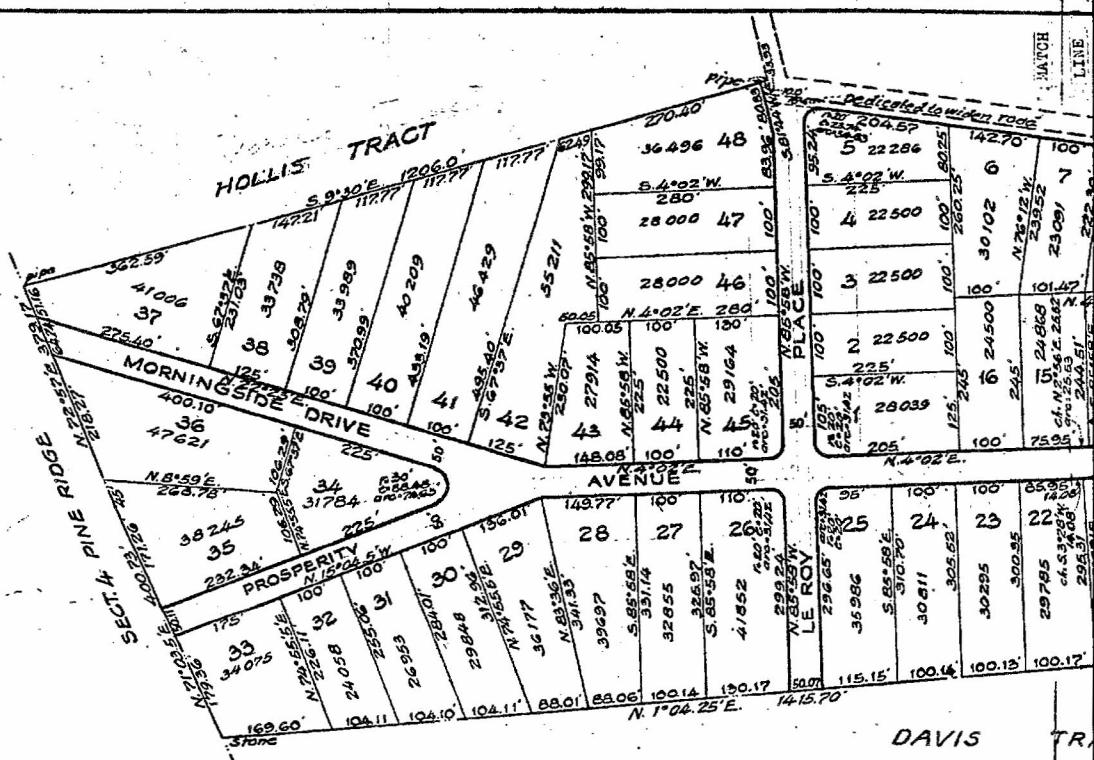
Edna M. Wood  
Notary Public.

In the Clerk's Office of the Circuit Court of Fairfax County,

Virginia, JAN 3 1947 at 11:37 A.M.  
with plat attached  
This Instrument was received and, with the certificate annexed, admitted to record

Teste:

Thomas F. Chapman, Clerk



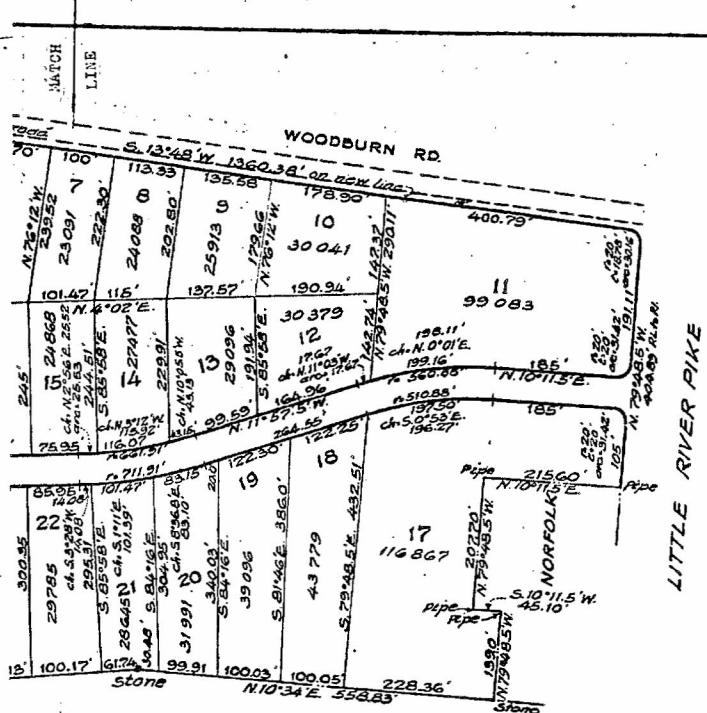
J. Joseph Berry, duly authorized Civil Engineer do certify, that the land embraced in the subdivision shown on this plat of Sect. 5, Pine Ridge is now in the name of Eakin Properties Inc., and was acquired from L.R. Eakin and Mabel Eakin his wife, by deed dated April 20, 1940, recorded in Liber Z-13 page 231, L.R. and Mabel Eakin acquired said land from James Rooney by deed dated Oct. 4, 1927 and recorded in Liber C-70 page 273; among the land records of Fairfax County, Virginia, so that the land embraced in the subdivision is within the boundaries of the original tract of said owner; that each lot and the entire tract are accurately shown by metes and bounds, bearings calculated from the true meridian; that there are iron pipe set two feet in ground marking the outer corners of the subdivision and they are indicated on this plat.

Given under my hand this 5th day of Sept 1946

Joseph Berry

*Approved by:*

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TRACT

SECTION 5  
PINE RIDGE  
Fairfax County, Virginia

SCALE 1" = 150'

red by: Just Brookfield

Vice Chairman

FAIRFAX COUNTY PLANNING COMMISSION

E. R. Weller - 9-21-46  
ZONING ADMINISTRATOR

CERTIFIED SURVEYOR

*R. M. Berry*  
12/15/46

Photographed at 50%